I.   **AMENDMENT**

A.   **In the Claims**

Please amend the claims, and add new claims, as set out below. It is believed that no new matter has been added.

1. (Currently amended)   A method of using an apparatus for card activity-based residential mortgage expense crediting, the method including:

 providing a digital electrical computer electrically connected to an input device and to an output device;

associating, with said digital computer, data input at said input device, the data representing card activity with further input data representing an external residential mortgage expense of a group consisting of a downpayment, an equity sharing cost an inspection, an appraisal, a credit report, an impact fee, a new construction fee, a homeowner assessment, a homeowner association due, a tax account, a hazard account, an escrow account, a stamp, a government fee, a tax, a realtor fee, a recording fee, a title endorsement, a tax certificate, a wire transfer and courier fee, a title and closing fee, flood certificates, a discount point, an origination fee, an underwriting fee, a processing fee, a review and funding fee, a tax service fee, an environmental and termite inspection, a radon test, development cost, infrastructure cost, an architect fee, an engineering fee, a surveying fee, a material cost, landscaping, a water right, a riparian right, a mitigation fee, an attorneys' fee, appliance acquisition or upgrade cost, a material upgrade, a fix-up cost for work and materials required to close the loan, a mortgage, a closing cost, ~~that has been selected over the Internet by a cardholder from a plurality of external residential mortgage expense options~~;

crediting, with said digital computer and according to the external residential mortgage expense ~~option that has been selected over the Internet~~, an amount to the external

residential mortgage expense responsive to the card activity; and

generating, at the output device, output including the amount corresponding to the external residential mortgage expense crediting.

2. (Previously presented)   The method of claim 45, further including:

applying, with said digital computer, some of the amount in a funds transfer to pay the expense.

3. (Previously presented)   The method of claim 45, wherein the associating card activity with an external residential mortgage expense includes entering external mortgage-identifying data; and

carrying out the crediting according to the mortgage-identifying data.

4. (Previously presented)   The method of claim 2, wherein the associating card activity with an external residential mortgage expense includes the entering external mortgage-identifying data; and

carrying out the crediting according to the mortgage-identifying data.

5. (Currently amended)   The method of claim 45, wherein the external residential mortgage expense is a closing cost from the group.

6. (Previously presented)   The method of claim 45, wherein the external residential mortgage expense is a downpayment.

7. (Currently amended)   The method of claim 1, wherein the at least one

member of the group is selected over the Internet by a cardholder from a plurality of external

residential mortgage expense options plurality of options includes more than two options.

      8. (Currently amended)   A method of using an apparatus for card activity-

based residential expense crediting, the method including:

       providing a digital electrical computer electrically connected to an input device

and to an output device;

       associating card activity, with said digital computer, data at said input device,

said data representing an external residential mortgage expense of a group consisting of at

least one of a downpayment, an equity sharing cost, rental assistance, a rental contribution, a

rent-to-own credit or payment, an inspection, an appraisal, a credit report, a special

assessment, an impact fee, a new construction fee, a homeowner assessment, a homeowner

association due, a tax account, a hazard account, an escrow account, a stamp, a government

fee, a tax, a realtor fee, a recording fee, a title endorsement, a tax certificate, a wire transfer

and courier fee, a title and closing fee, flood certificates, a discount point, an origination fee, an

underwriting fee, a processing fee, a review and funding fee, a tax service fee, an

environmental and termite inspection, a radon test, a lot cost, land cost, development cost,

infrastructure cost, an architect fee, an engineering fee, a surveying fee, a material cost,

landscaping, a water right, a riparian right, a mitigation fee, an attorneys' fee, a membership

fee, parking space acquisition, garage maintenance, appliance acquisition or upgrade cost, a

material upgrade, a dockage fee, a marina fee, a common area fee, a house-hunting cost, a fix-

up cost for work and materials required to close the loan, a mortgage, a closing cost, and rent

selected by a cardholder over the Internet from a plurality of external residential mortgage

expense options;

       crediting, with said digital computer and according to the external residential

expense option that has been selected, an amount to the external residential expense responsive to the card activity;

applying, with said digital computer, some of the amount to produce a payment for the expense; and

generating, at said output device, output including the amount corresponding to the payment.

9. (Previously presented)   The method of claim 46, wherein the applying includes producing a closing cost payment as the payment for the expense.

10. (Currently amended)   The method of claim 8, wherein the applying includes producing a downpayment as the payment for the expense.

11. (Previously presented)   The method of claim 45, wherein the payment includes interest.

12. (Previously presented)   The method of claim 45, wherein the applying includes producing a payment for at least one discount point as the payment for the expense.

13. (Previously presented)   The method of claim 45, wherein the applying includes producing a prepaid interest payment as the payment for the expense.

14. (Previously presented)   The method of claim 45, wherein the applying includes producing a payment to an escrow account as the payment for the expense.

15. (Previously presented)   The method of claim 1, wherein the payment includes interest.

16. (Previously presented)   The method of claim 45, wherein the applying includes producing a tax payment as the payment for the expense.

17. (Previously presented)   The method of claim 45, wherein the applying includes producing a fee payment from the group consisting of an impact fee, new construction fee, government fee, recording fee, transfer fee, miscellaneous fee, mitigation fee, origination fee, commission, review and funding fee, wire transfer and courier fee, title and closing fee, an underwriting fee, a processing fee, and a flood certificate fee as the payment for the expense.

18. (Previously presented)   The method of claim 45, wherein the applying includes producing a payment for a cost from the group consisting of a stamp, a tax certificate, an environmental and termite inspection, a radon test, an inspection, an appraisal, abstract search, and a credit report as the payment for the expense.

19. (Previously presented)   The method of claim 45, wherein the applying includes producing a payment for fee payment from the group consisting of a tax service fee, an architect fee, an engineering fee, a surveying fee, an attorney fee, a realtor fee, and a notary fee as the payment for the expense.

20. (Previously presented)   The method of claim 45, wherein the applying includes producing a payment of a cost from the group consisting of a dockage fee and a marina fee as the payment for the expense.

21. (Previously presented)   The method of claim 45, wherein the applying includes producing a payment of a cost from the group consisting of a lot cost, land cost, equity sharing cost, development cost, infrastructure cost, material cost, landscaping, and fix-up cost for work and materials required to close the mortgage, as the payment for the expense.

22. (Previously presented)   The method of claim 45, wherein the applying includes producing a payment of a cost from the group consisting of an ongoing residential mortgage expense, the ongoing residential mortgage expense from the group consisting of a special assessment, a homeowner assessment, a membership fee, an association due, and a common area fee as the payment for the expense.

23. (Previously presented)   The method of claim 8, wherein the payment includes interest.

24. (Previously presented)   The method of claim 8, wherein the plurality of options includes more than two options.

25. (Previously presented)   The method of any one of claims 1-24, 45, and 46, further including applying, with said digital computer, a preferential crediting rate in the crediting for an internal expense.

26. (Previously presented)   The method of any one of claims 1-24, 45, and 46, further comprising options, which include non-mortgage residential expense options and the plurality of external residential mortgage expense options, from which the cardholder has

selected the external residential mortgage expense option.

27. (Previously presented)   The method of any one of claims 1, 8, 45, and 46, further including:

printing, with said digital computer, a check;

printing, with said digital computer, a coupon with the amount for carrying out payment of the mortgage with the check; and

combining the check and the coupon with a statement of the card activity in a computer-addressed envelope so as to address the envelope.

28. (Previously presented)   The method of any one of claims 1, 8, 45, and 46, further including:

changing, with said digital computer, an allocation of the credit activity between the options in response to an instruction from the cardholder.

29. (Previously presented)   The method of any one of claims 1, 8, 45, and 46, further including:

changing, with said digital computer, an allocation of the credit activity between interest and principle in response to an instruction from a holder from the group consisting of the cardholder and an expense holder.

30. (Previously presented)   The method of any one of claims 1, 8, 45, and 46, further including:

allocating, with said digital computer, a portion of the credit activity to a charity; and

generating, with said digital computer, a tax deduction statement responsive to the portion.

31. (Previously presented)   The method of any one of claims 1, 8, 45, and 46, further including:

computing, with said digital computer, an annual statement of said crediting; and

communicating, with said digital computer, the annual statement to the cardholder.

32. (Previously presented)   The method of claim 31, wherein the computing an annual statement includes:

computing, with said digital computer, mortgage interest paid by the crediting.

33. (Previously presented)   The method of any one of claims 1, 8, 45, and 46, further including:

allocating, with said digital computer, a portion of the amount between multiple mortgages.

34. (Previously presented)   The method of any one of claims 1, 8, 45, and 46, further including:

associating, with said digital computer, the expense with second card activity of a second cardholder;

crediting, with said digital computer, an amount to the external residential mortgage expense responsive to the second card activity; and

wherein the generating output includes generating the output including the

second charge card activity-based crediting.

35. (Previously presented)   The method of any one of claims 1, 8, 45, and 46, further including:

communicating an electronic funds transfer to a charity for payment of the external residential mortgage expense.

36. (Currently amended)   A method of using an apparatus for carrying out card activity-based residential expense crediting, the method including:

responding to a cardholder selecting over the Internet from a plurality of external residential mortgage expense options by forming a combination in an envelope, the combination including at least two of:

a check printed for the payment of the expense, according to the external residential expense option that has been selected;

a coupon printed for making the payment with the check; and

a statement of showing the card activity and the crediting according to the external residential expense option that has been selected, wherein the option corresponds to a member of a group consisting of at least one of a down payment, an equity sharing cost, rental assistance, a rental contribution, a rent-to-own credit or payment, an inspection, an appraisal, a credit report, a special assessment, an impact fee, a new construction fee, a homeowner assessment, a homeowner association due, a tax account, a hazard account, an escrow account, a stamp, a government fee, a tax, a realtor fee, a recording fee, a title endorsement, a tax certificate, a wire transfer and courier fee, a title and closing fee, flood certificates, a discount point, an origination fee, an underwriting fee, a processing fee, a review and funding fee, a tax service fee, an environmental and termite inspection, a radon test, a lot cost, land

cost, development cost, infrastructure cost, an architect fee, an engineering fee, a surveying fee, a material cost, landscaping, a water right, a riparian right, a mitigation fee, an attorneys' fee, a membership fee, parking space acquisition, garage maintenance, appliance acquisition or upgrade cost, a material upgrade, a dockage fee, a marina fee, a common area fee, a house-hunting cost, a fix-up cost for work and materials required to close the loan, a mortgage, a closing cost, and rent;.

37. (Previously presented)   Apparatus to carry out card activity-based residential mortgage crediting, the apparatus including:

a digital computer and data processing system comprising a digital computer in communication with an input device for receiving input data and with an output device, the digital computer programmed to process the input data to produce an electronic file including data representing a external residential mortgage, to credit an amount to the external residential mortgage responsive to card activity, and to generate output, at the output device, the data including the card activity credit; wherein the file is accessed to communicate the data over the Internet representing the external residential mortgage to a lender computer, and the lender computer facilitates a computer-aided mortgage auction that produces a proposed new mortgage.

38. (Currently amended)   A method for making a digital computer system programmed for carrying out card activity-based external residential mortgage expense crediting, the method including:

providing a digital computer and data processing system comprising a digital computer electrically connected to an input device for inputting data and to an output device; and

programming the digital computer to associate card activity with an external residential mortgage expense selected by a cardholder over the Internet from a plurality of external residential mortgage expense options, <u>the options consisting of more than one of a downpayment, an equity sharing cost, rental assistance, a rental contribution, a rent-to-own credit or payment, an inspection, an appraisal, a credit report, a special assessment, an impact fee, a new construction fee, a homeowner assessment, a homeowner association due, a tax account, a hazard account, an escrow account, a stamp, a government fee, a tax, a realtor fee, a recording fee, a title endorsement, a tax certificate, a wire transfer and courier fee, a title and closing fee, flood certificates, a discount point, an origination fee, an underwriting fee, a processing fee, a review and funding fee, a tax service fee, an environmental and termite inspection, a radon test, a lot cost, land cost, development cost, infrastructure cost, an architect fee, an engineering fee, a surveying fee, a material cost, landscaping, a water right, a riparian right, a mitigation fee, an attorneys' fee, a membership fee, parking space acquisition, garage maintenance, appliance acquisition or upgrade cost, a material upgrade, a dockage fee, a marina fee, a common area fee, a house-hunting cost, a fix-up cost for work and materials required to close the loan, a mortgage, a closing cost, and rent,</u> to credit an amount to the external residential mortgage expense responsive to the card activity and according to the external residential mortgage expense option that has been selected, and to generate output including the crediting, to form the digital computer system.

39. (Currently amended)   A method for making a digital computer system programmed for carrying out card activity-based residential mortgage expense crediting, the method including

providing a data processing system comprising a digital computer electrically connected to an input device for inputting data and to an output device; and

programming the digital computer to associate card activity with an external residential mortgage expense selected by a cardholder over the Internet from a plurality of external residential expense options, the options consisting of more than one of a downpayment, an equity sharing cost, rental assistance, a rental contribution, a rent-to-own credit or payment, an inspection, an appraisal, a credit report, a special assessment, an impact fee, a new construction fee, a homeowner assessment, a homeowner association due, a tax account, a hazard account, an escrow account, a stamp, a government fee, a tax, a realtor fee, a recording fee, a title endorsement, a tax certificate, a wire transfer and courier fee, a title and closing fee, flood certificates, a discount point, an origination fee, an underwriting fee, a processing fee, a review and funding fee, a tax service fee, an environmental and termite inspection, a radon test, a lot cost, land cost, development cost, infrastructure cost, an architect fee, an engineering fee, a surveying fee, a material cost, landscaping, a water right, a riparian right, a mitigation fee, an attorneys' fee, a membership fee, parking space acquisition, garage maintenance, appliance acquisition or upgrade cost, a material upgrade, a dockage fee, a marina fee, a common area fee, a house-hunting cost, a fix-up cost for work and materials required to close the loan, a mortgage, a closing cost, and rent, to credit an amount to the residential mortgage expense responsive to the card activity, to apply some of the amount to produce a payment for the expense according to the external residential mortgage expense option that has been selected, and to generate output including the amount credited.

40. (Currently amended)   A digital computer system programmed for carrying out card activity-based external residential mortgage expense crediting, the computer system including:

a digital computer and data processing system comprising a digital computer electrically connected to an input device for inputting data and to an output device, said digital

computer programmed to associate card activity with an external residential mortgage expense

selected by a cardholder over the Internet from a plurality of external residential expense

options, <u>the options consisting of more than one of a downpayment, an equity sharing cost,</u>

<u>rental assistance, a rental contribution, a rent-to-own credit or payment, an inspection, an</u>

<u>appraisal, a credit report, a special assessment, an impact fee, a new construction fee, a</u>

<u>homeowner assessment, a homeowner association due, a tax account, a hazard account, an</u>

<u>escrow account, a stamp, a government fee, a tax, a realtor fee, a recording fee, a title</u>

<u>endorsement, a tax certificate, a wire transfer and courier fee, a title and closing fee, flood</u>

<u>certificates, a discount point, an origination fee, an underwriting fee, a processing fee, a review</u>

<u>and funding fee, a tax service fee, an environmental and termite inspection, a radon test, a lot</u>

<u>cost, land cost, development cost, infrastructure cost, an architect fee, an engineering fee, a</u>

<u>surveying fee, a material cost, landscaping, a water right, a riparian right, a mitigation fee, an</u>

<u>attorneys' fee, a membership fee, parking space acquisition, garage maintenance, appliance</u>

<u>acquisition or upgrade cost, a material upgrade, a dockage fee, a marina fee, a common area</u>

<u>fee, a house-hunting cost, a fix-up cost for work and materials required to close the loan, a</u>

<u>mortgage, a closing cost, and rent,</u> to credit an amount to the external residential mortgage

expense responsive to the card activity and according to the external residential expense option

that has been selected, to apply some of the amount to produce a payment for the expense,

and to generate output including at least two of:

> a check printed for the payment of the expense;

> a coupon printed for making the payment with the check; and

> a statement of showing the card activity and the crediting.

> 41. (Currently amended)   A digital computer system programmed for

carrying out card activity-based residential mortgage expense crediting, the computer system

including:

a data processing system comprising a digital computer electrically connected to an input device for inputting data and to an output device, said digital computer programmed to associate card activity with an external mortgage expense selected by a cardholder from a plurality of external residential expense options over the Internet, <u>the options consisting of more than one of a downpayment, an equity sharing cost, rental assistance, a rental contribution, a rent-to-own credit or payment, an inspection, an appraisal, a credit report, a special assessment, an impact fee, a new construction fee, a homeowner assessment, a homeowner association due, a tax account, a hazard account, an escrow account, a stamp, a government fee, a tax, a realtor fee, a recording fee, a title endorsement, a tax certificate, a wire transfer and courier fee, a title and closing fee, flood certificates, a discount point, an origination fee, an underwriting fee, a processing fee, a review and funding fee, a tax service fee, an environmental and termite inspection, a radon test, a lot cost, land cost, development cost, infrastructure cost, an architect fee, an engineering fee, a surveying fee, a material cost, landscaping, a water right, a riparian right, a mitigation fee, an attorneys' fee, a membership fee, parking space acquisition, garage maintenance, appliance acquisition or upgrade cost, a material upgrade, a dockage fee, a marina fee, a common area fee, a house-hunting cost, a fix-up cost for work and materials required to close the loan, a mortgage, a closing cost, and rent,</u> to credit an amount to the external residential mortgage expense responsive to the card activity and according to the external residential expense option that has been selected, to apply some of the amount to produce a payment for the expense, and to generate output including at least two of:

a check printed for the payment of the expense;

a coupon printed for making the payment with the check; and

a statement of showing the card activity and the credit.

42. (Currently amended)   A method of using an apparatus for carrying out computerized card activity-based non-mortgage residential mortgage expense crediting, the method including:

providing a digital electrical computer electrically connected to an input device and to an output device; and

crediting, with said computer, card activity to an ~~external~~ non-mortgage expense payment in response to a cardholder instruction received over the Internet, the instruction comprising a selection by a cardholder from a plurality of ~~external~~ residential non-mortgage expense options, the options consisting of more than one of a, rental assistance, a rental contribution, a rent-to-own credit or payment, a special assessment, a lot cost, land cost, a membership fee, parking space acquisition, garage maintenance, a dockage fee, a marina fee, a common area fee, a house-hunting cost, and rent, said crediting reflected in output produced at said output device.

43. (Currently amended)   A method of using an apparatus for carrying out computerized card activity-based external residential expense crediting, the method including:

providing a digital electrical computer electrically connected to an input device and to an output device; and

crediting, with said computer, card activity to an external residential mortgage expense payment in response to a cardholder instruction received over the Internet, the instruction comprising a selection by a cardholder from a plurality of external residential expense options, the options consisting of more than one of a downpayment, an equity sharing cost, rental assistance, a rental contribution, a rent-to-own credit or payment, an inspection, an appraisal, a credit report, a special assessment, an impact fee, a new construction fee, a

homeowner assessment, a homeowner association due, a tax account, a hazard account, an escrow account, a stamp, a government fee, a tax, a realtor fee, a recording fee, a title endorsement, a tax certificate, a wire transfer and courier fee, a title and closing fee, flood certificates, a discount point, an origination fee, an underwriting fee, a processing fee, a review and funding fee, a tax service fee, an environmental and termite inspection, a radon test, a lot cost, land cost, development cost, infrastructure cost, an architect fee, an engineering fee, a surveying fee, a material cost, landscaping, a water right, a riparian right, a mitigation fee, an attorneys' fee, a membership fee, parking space acquisition, garage maintenance, appliance acquisition or upgrade cost, a material upgrade, a dockage fee, a marina fee, a common area fee, a house-hunting cost, a fix-up cost for work and materials required to close the loan, a mortgage, a closing cost, and rent, said crediting reflected in output produced at said output device.

44. (Previously presented)   The method of claim 43, wherein the crediting is carried out with the external residential mortgage expense payment comprising interest.

45. (Previously presented)   The method of claim 1, further including:

obtaining, with said computer, identifying data for the external residential mortgage expense; and

wherein the crediting is carried out with the amount comprising a reward.

46. (Previously presented)   The method of claim 8, further including:

obtaining, with said computer, identifying data for the external residential mortgage expense; and

wherein the crediting is carried out with the amount comprising a reward.

47. (Previously presented)   The method of claim 36, further including the producing said card activity-based residential expense crediting by entering identifying data, at said input device, for the external residential expense in a computer and computing, with said computer, a reward corresponding to the crediting.

48. (Previously presented)   The method of claim 37, wherein the programming includes programming to carry out the obtaining identifying data for the external residential expense, and wherein said amount comprises a reward.

49. (Previously presented)   The method of claim 38, wherein the programming includes programming to carry out the obtaining identifying data for the external residential expense, and wherein said amount comprises a reward.

50. (Previously presented)   The method of claim 39, wherein the programming includes programming to carry out the obtaining identifying data for the external residential expense, and wherein said amount comprises a reward.

51. (Previously presented)   The system of claim 40, wherein said amount comprises a reward.

52. (Previously presented)   The system of claim 41, wherein said amount comprises a reward.

53. (Previously presented)   The system of claim 42, further including the

computing a reward used in carrying out said crediting.

54. (Previously presented)   The system of claim 43, further including the computing a reward used in carrying out said crediting.

55. (Currently amended)   A computer-aided method of using an apparatus for card activity-based residential expense crediting, the method including:

providing a digital electrical computer electrically connected to an input device and to an output device;

associating, with said computer, card activity with an external residential mortgage expense and with a non-mortgage residential expense, said expenses selected by a cardholder computer from a plurality of external residential expense options over the Internet, the options consisting of more than one of rental assistance, a rental contribution, a rent-to-own credit or payment, a special assessment, a lot cost, land cost, a membership fee, parking space acquisition, garage maintenance, a dockage fee, a marina fee, a common area fee, a house-hunting cost, and rent,;

crediting, with said computer, an amount to the external residential mortgage expense responsive to the card activity; and

generating, with said output device, output including the external residential mortgage expense crediting.

56. (Previously presented)   A computer-aided method of using an apparatus for card activity-based external residential expense crediting, the method including:

providing a digital electrical computer electrically connected to an input device and to an output device;

associating, with said computer, card activity with an expense that is an external residential expense and a non-mortgage residential expense, said expenses selected by a cardholder computer from a plurality of external residential expense options;

crediting, with said computer, an amount to the residential expense responsive to the card activity; and

generating, with said output device, output including the external residential expense crediting.

57. (Previously presented)   The method of any one of claims 39, 42, 55, wherein the expense comprises a downpayment.

58. (Previously presented)   The system of claims 40, wherein the expense comprises a downpayment.

59. (Previously presented)   The method of any one of claims 1, 8, 36, 38, 39, 42, 43, 55, 56, wherein one said option designates an ongoing expense.

60. (Previously presented)   The system of any one of claims 40, 41, wherein one said option designates an ongoing expense.

61. (Previously presented)   The method of any one of claims 1, 8, 36, 38, 39, 42, 43, 55, 56, wherein one said option designates a single transaction expense.

62. (Previously presented)   The system of any one of claims 40, 41, wherein one said option designates a single transaction expense.